

January 8, 2015

TO: Hearing Officer, Gina Natoli, MURO, AICP

FROM: Jeantine Nazar
Zoning Permits East Section

SUBJECT: Project No. R2009-02001-1 *JN*
Conditional Use Permit No. 200900147
HO Meeting: January 20, 2015
Agenda Item: 2

The applicant is requesting a Conditional Use Permit ("CUP") in order to legalize the continued operation and maintenance of an existing church in the A-1-10,000 (Light Agricultural-10,000 square feet required minimum lot size) zone. The project is located at 16067 Maplegrove Street within the Puente Zoned District.

This item was continued from the March 18, and November 18, 2014 public hearings, so that the applicant would post the hearing notice on the property, and would work with the County agencies to meet their requirements. The property has been adequately posted. Staff has received clearances from the Fire Department and Public Health. However, Public Works has not yet cleared the project.

The planner in the Zoning Enforcement Section visited the property on December 23, 2014 and cited the following violations:

1. The property is surrounded by masonry walls topped by chain link fences that exceed 6 feet in height on the side and rear yards and exceed the requirement of 3½ feet on the front yard.(Photo Numbers 1 & 2).
2. The property includes outside storage such as chairs, tables, tarp and possible junk and salvage at the rear of the property, on the north side in the parking areas. (Photo Numbers 3 & 4).
3. The site has violations of the development standards for parking and landscaping. (Photo Numbers 5 & 6).
4. The adjacent property located at 16061 Maplegrove Street includes banners, which are related to the church activities. It appears that the adjacent single-family dwelling is associated with the church.(Photos Number 7).

Please find attached photos illustrating the violations as described. At this time, staff requests that this case be continued to a Hearing Officer meeting in May to allow the applicant to obtain clearances from Public Works and to clear the violations.

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or jnazar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION: I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING TO MAY 19, 2015.

Photo Captions:

Walls and Fences

1. Views facing the north side of the property at the rear yard.
2. View facing east side of the property.

Outside Storage – Junk and Salvage

3. View facing south or the front of the property
4. Views facing north or the rear of the property

Development Standards – Parking and Landscaping

5. View showing the front 10 (ten) parking spaces
6. Views showing the east unpaved area and landscaping

16061 Maplegrove Street

7. Views showing banners at the adjacent property

WALLS AND FENCES







OUTSIDE STORAGE

JUNK AND SALVAGE









PARKING AND **LANDSCAPING**







BANNERS AT 16061
MAPLEGROVE STREET



